

47-0-4 41-4
47-0-17 40-70Warranty Deed
000623TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

That we, **CLYDE B. ARNOLD SR.** and **THERESA J. ARNOLD**, husband and wife, both of Coconut Creek, Florida, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **AMERICAN MOTOR INN, INC.**, a corporation duly established by law and having a place of business at 74 State Road, P.O. Box 159, Kittery, Maine 03904, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey**, unto the said **AMERICAN MOTOR INN, INC.**, its successor/successors and assigns forever,

A CERTAIN lot or parcel of land with buildings situated thereon, located in Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

COMMENCING at an iron pin in the northerly line of Kennedy Memorial Drive and two hundred feet (200') easterly of the intersection of Jackson Street and Kennedy Memorial Drive, which iron pin is situated in the southeasterly corner of property sold to "Sun Oil" Company; thence northerly along the easterly line of land now or formerly of Sun Oil Company a distance of one hundred seventy-four and two tenths feet (174.2) to an iron pin situated in the northeasterly corner of premises now or formerly of Sun Oil Company; thence in a general westerly direction along the northerly line of land now or formerly of Sun Oil Company a distance of two hundred feet (200'), more or less, to a point situated on the easterly right-of-way line of Jackson Street; thence in a general northerly direction along the easterly right-of-way line of Jackson Street, a distance of eighty-two feet (82'), more or less, to the point of intersection of the southerly line of Jackson Street and the easterly right-of-way line of Jefferson Street; thence in a general easterly direction along the southerly line of Jackson Street a distance of three hundred twenty feet (320'), more or less, to an iron pin; thence in a general southeasterly direction a distance of two hundred fifty feet (250') to an iron pin situated in the northerly line of premises now or formerly owned by Humble Oil Company; thence in a general westerly direction along the northerly line of land now or formerly of Humble Oil Company a distance of one hundred feet (100'), more or less, to the northwesterly corner of land now or formerly of Humble Oil Company; thence southerly along land now or formerly of Humble Oil Company's westerly line a distance of one hundred seventy-four and two tenths feet (174.2') to an iron pin in the northerly line of Kennedy Memorial Drive; thence in a general westerly direction along the northerly right-of-way line of Kennedy Memorial Drive a distance of one hundred feet (100') to the point of beginning.

MEANING and intending hereby to convey the premises acquired by the following deeds:

41-4
40-70

1. Deed of Lloyd D. Burgess and Helen L. Burgess to Clyde B. Arnold and Theresa J. Arnold dated September 23, 1965, and recorded in the Kennebec County Registry of Deeds in Book 1396, Page 91.
2. Deed of Clyde Arnold to Theresa Arnold dated March 29, 1976, and recorded in the Kennebec County Registry of Deeds in Book 1932, Page 12.
3. Deed of Eva M. Butler

ALSO, another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and being Lot #107 as originally laid out on a plan of Union Farm Lots, now known as Greenwood Park, which plan was made in 1918 and recorded in the Kennebec County Registry of Deeds in Plan Book 7, Page 1. *part of 41-0-4*

MEANING and intending hereby to convey the premises acquired by the within Grantors by deed of Robert Drapeau dated March 22, 1968, and recorded in the Kennebec County Registry of Deeds in Book 1463, Page 482.

ALSO, another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly corner of the intersection of Jackson and Jefferson Streets in said Waterville; thence in a westerly direction along the northerly line of Jefferson Street a distance of fifty-eight (58) feet to a fence along the right-of-way of Interstate Highway 95; thence in a northerly direction along said fence a distance of one hundred seven (107) feet to the westerly line of Jackson Street; thence in a southeasterly direction along the westerly line of Jackson Street a distance of one hundred thirteen (113) feet to the point of beginning. *47-0-17*

The above described lot of land is a portion of Lot numbered 154 conveyed to the Grantor herein by deed of Joseph Labbe dated March 1, 1927, and recorded in the Kennebec County Registry of Deeds in Book 642, Page 71, and a portion of Lot number 153 conveyed to the Grantor herein by deed of Elmer E. Greenwood and others dated June 10, 1927, and recorded in Book 660, Page 415 of the Kennebec County Registry of Deeds.

Meaning and intending hereby to convey the premises acquired by the within Grantors by deed of Arthur C. Labbe dated September 18, 1964, and recorded in the Kennebec County Registry of Deeds in Book 1355, Page 229.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **MEGAN CORPORATION**, its successor/successors and assigns, to its and their use and behoof forever.

And we do covenant with the said Grantee, its successor/successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said **CLYDE B. ARNOLD SR.** and **THERESA J. ARNOLD**, husband and wife, each joining in this deed as Grantor, and each

41-4
40-70

relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 12th day of January, in the year of our Lord one thousand nine hundred and eighty-eight.

Signed, Sealed and Delivered
in the presence of:

Albert J. Bernier

(Seal)

Clyde B. Arnold Sr.
Clyde B. Arnold Sr.

Theresa J. Arnold
Theresa J. Arnold

STATE OF MAINE
KENNEBEC, SS.

January 12, 1988

Personally appeared the above named **CLYDE B. ARNOLD SR.** and **THERESA J. ARNOLD** and acknowledged the above instrument to be their free act and deed.

Before me,

Albert J. Bernier
Notary Public
Print Name Albert J. Bernier

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